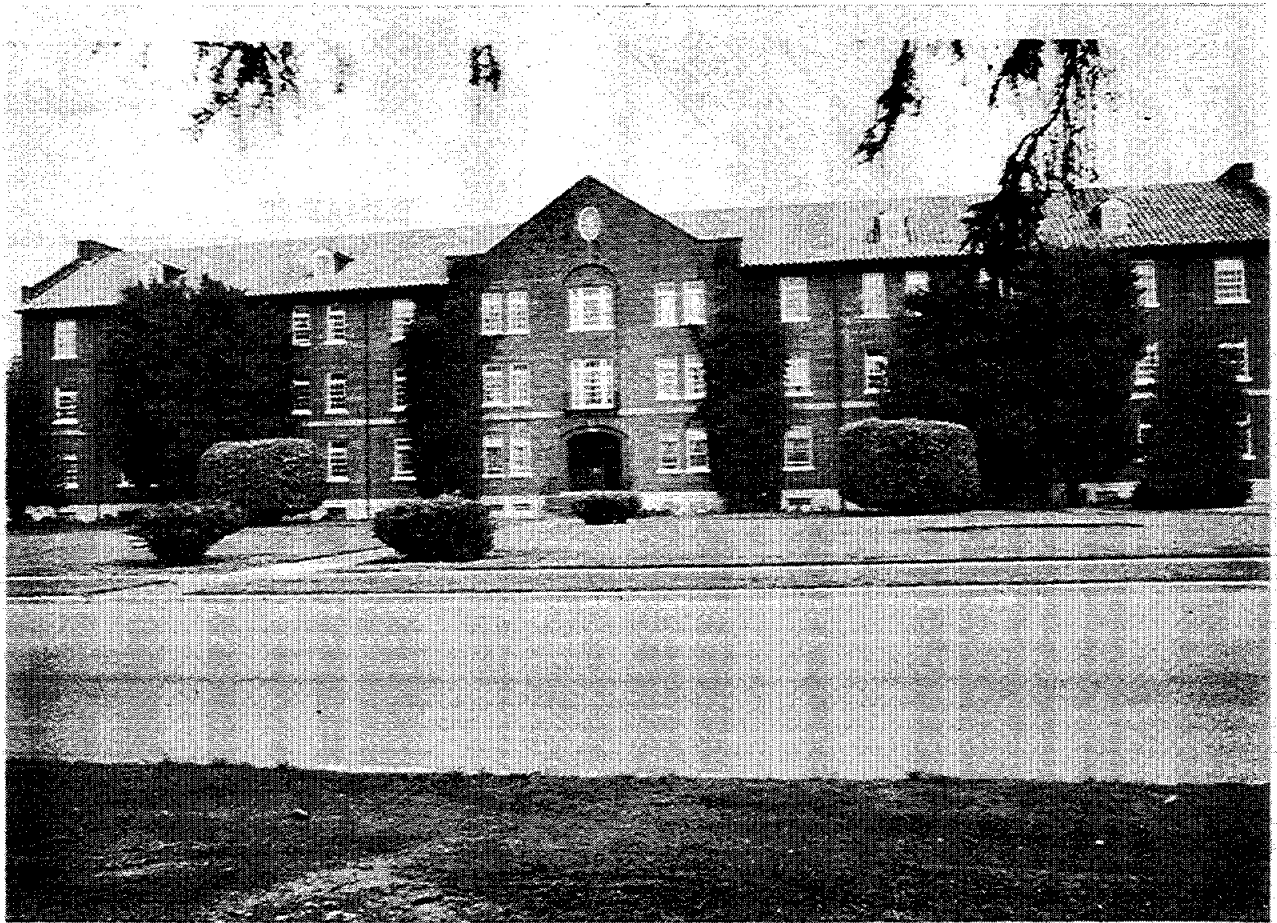


BUILDING 2019

Building 2019 (formerly 400) was built in 1927 as a company barracks and now serves as offices. The three-story E-shaped building is based on standardized Office of Quartermaster General plans in a Colonial Revival style with stone-capped parapeted gable ends including internal chimneys. The central entrance is emphasized by a low-relief pavilion and parapet including oval window, arched entryway, and wrought-iron balcony, while the flanking entries have ornamental stone surrounds. The concrete post-and-slab structural system is sheathed with infill hollow-tile and brick facing exterior walls; the frame roof is covered with tile and includes gabled dormers. The central wing to the rear is a freestanding one-story unit with a distinctive arched window.

The character of the building is established by its overall symmetry, the rhythmic consistency of the 6/6-light windows with transoms, the prominent entryway detailing, and the tile roof. The building is one of the most historically intact. Although some of the interior spaces have been partitioned, the detailing throughout, including panel doors, remains original.



1987 PHOTO

BUILDING 2019

CONDITION SURVEY DATA SHEET

BUILDING 2019

EXTERIOR ELEMENT

EXISTING
ORIGINAL FABRIC
ALTERED FABRIC
TYPE
NEEDS ATTENTION
SEE SURVEY NOTE
SPECIAL ITEM

REMARKS

LANDSCAPING

SIGNAGE
DRAINAGE & GRADING
LIGHTING
PLANTING

▲ 1,2
▲ 3,4

NO SEWER; WATER PONDING AT FOUNDATION
SECURITY LIGHTING INTRUSIVE
OVERGROWN; IVY ON WALL

FOUNDATIONS

CONCRETE WALL
CONCRETE PIERS
SKIRTING

WALLS

WOOD SIDING
CONCRETE
STUCCO
CONCRETE/STONE FACE
MASONRY
PAINT
WOOD TRIM
STEEL COLUMNS
METAL TRIM
ASBESTOS SIDING

▲ 6,7
▲ 15

NEED CLEANING/MORTAR INSPECTION
WINDOWS BADLY WEATHERED

ROOFS

COMPOSITION
BUILT-UP
METAL
TILE
FLASHING

ROOF ACCESSORIES

BELL TOWER
CLERESTORY
ATTIC VENTS
GUTTERS
SCUPPER BOXES
DOWNSPOUTS
MISC. PENETRATIONS

▲ 9
10

NEEDS INVESTIGATION

ORIGINAL BOOTS/SEWER REMOVED

DOORS

WOOD PANEL
FLUSH WOOD
FLUSH METAL
GLASS LIGHTS
HARDWARE
TRANSOM
WOOD OVERHEAD
METAL OVERHEAD

25, 36

▲ 13
▲ 12

PAINT BUILDUP ON DOORS/TRIM
ORIGINAL CENTER TYPE 69; OTHERS 64

WINDOWS

WOOD DOUBLEHUNG
WOOD CASEMENT
GLASS BLOCK
VINYL
WOOD VENT/HOPPER
WOOD DECORATIVE
WOOD FIXED
METAL CASEMENT
METAL AWNING/HOPPER
METAL DECORATIVE
SCREENS/BARS

57, 60, 61, 62

▲ 14-19

4-PANE VARIANT

ALUMINUM SCREENS INTRUSIVE

PORCHES

ROOFED
ENCLOSED
CONCRETE STEPS
WOOD STEPS
GRANITE STEPS
BRICK PORCH & STEPS
METAL RAILING
WOOD RAILING
COLUMNS
ROOF BALUSTRADE

▲ 20

CRACKING; LOOSE TOPPING

FIRE ESCAPES

METAL

CHIMNEYS

MASONRY
METAL

CONDITION SURVEY

1. Downspouts are not connected to sewer or drywell system causing water ponding adjacent to foundation.
2. Planting beds adjacent to foundation promote ponding; need to slope away from building.
3. Tree/shrub plantings adjacent to building are seriously overgrown.
4. Ivy on south wall is potentially damaging mortar.
5. No parking curb blocks adjacent to foundations and porches in rear of building.
6. Vegetation growth on upper parapets and chimneys present. Worst condition is on rear east parapet. Mortar should be inspected for deterioration and repointed if necessary.
7. Walls and parapets are stained by water runoff from caps.
8. Remnant mud swallow nests in eaves.
9. No attic vents are visible; need additional inspection and sizing of attic ventilation conditions.
10. White-colored downspouts and gutters on rear porch visually intrusive.
11. Dormer trim weathered and requires repainting.
12. Main entry doors have been replaced with flush fire rated doors; originals were panel variant.
13. Remaining original wood doors on rear porch have heavy paint buildup.
14. A limited number of transom windows on first floor rear have been blocked; otherwise exterior transoms have not been modified.
15. Window sash and frames are badly weathered; approximately 50% need immediate attention.
16. Paint overspray on window glass, second floor.
17. Window panes painted out on west wing of rear.
18. Decorative fan window in central rear extension has been blocked from interior; moisture problems are affecting fabric. Window also has cracked pane.
19. Many window panes have been repaired improperly; major problem is poor and unfinished glazing putty installation.
20. Front concrete steps are spalling and cracking.
21. Old electrical service conduit on rear porch visually offensive.
22. Security lighting mounted on building surfaces.
23. Antennas are mounted on roof; if absolutely necessary, they should be consistently located towards rear of building. Abandoned antennas and mounting boards are attached to dormers.

MAINTENANCE AND REPAIR SCHEDULE

- A. IMMEDIATE
- B. 6 MOS. - 1 YR.
- C. AS FUNDING PERMITS
- 6 MOS. - 2 YRS.
- + 2 YRS. - 4 YRS.
- o 5 YRS. - 10 YRS.

BUILDING 2019

EXTERIOR ELEMENT

	NEEDS REPAIR SEE ARTICLE	SEE ILLUSTRATION	ROUTINE MAINTENANCE			IN HOUSE SEE NOTE	REMARKS
			*	+	o		
LANDSCAPING							
SIGNAGE	2.5						
DRAINAGE & GRADING	B 2.2			•		• 1,2	INSTALL DRAINAGE; SLOPE GRADE
LIGHTING	C					22	
PLANTING	B 2.1		•			• 3,4	PRUNE / FERTILIZE
FOUNDATIONS							
CONCRETE WALL							
CONCRETE PIERS							
SKIRTING							
WALLS							
WOOD SIDING							
CONCRETE							
STUCCO							
CONCRETE/STONE FACE							
MASONRY	B 4.2			•	•	• 6,7	CHECK MORTAR; CLEAN / REPOINT
PAINT				•		• 13	INSPECT; PAINT AS NEEDED
WOOD TRIM				•		•	INSPECT; PAINT AS NEEDED
STEEL COLUMNS							
METAL TRIM							
ASBESTOS SIDING							
ROOFS							
COMPOSITION							
BUILT-UP							
METAL							
TILE							
FLASHING				•		•	CLEAN / INSPECT
ROOF ACCESSORIES			•			•	INSPECT
BELL TOWER							
CLERESTORY							
ATTIC VENTS	C 5.5	5.10				• 9	EVALUATE VENTILATION
GUTTERS	C 5.6		•	•		• 10	CLEAN SPRING / FALL
SCUPPER BOXES							
DOWNSPOUTS	5.6		•	•		•	CLEAN SPRING / FALL
MISC. PENETRATIONS							
DOORS							
WOOD PANEL	C 6.1				•	• 13	REFINISH
FLUSH WOOD	C	6.7				• 12	REPLACE
FLUSH METAL							
GLASS LIGHTS				•		•	CHECK; REPAIR DAMAGE
HARDWARE					•	•	OIL / ADJUST
TRANSOM				•		•	CHECK; REPAIR DAMAGE
WOOD OVERHEAD							
METAL OVERHEAD							
WINDOWS							
WOOD DOUBLEHUNG	B 7.1	7.5	•			• 14-19	CHECK OPERATION / REPAIR
WOOD CASEMENT							
GLASS BLOCK							
VINYL							
WOOD VENT/HOPPER				•		•	CHECK; REPAIR / PAINT
WOOD DECORATIVE					•	•	CHECK; REPAIR / PAINT
WOOD FIXED							
METAL CASEMENT							
METAL AWNING/HOPPER							
METAL DECORATIVE							
SCREENS/BARS							
PORCHES							
ROOFED				•	•	•	INSPECT / CLEAN ROOF; PATCH / REPAIR
ENCLOSED							
CONCRETE STEPS	B 8.4		•			• 20	FIX SPALLS / RUST
WOOD STEPS							
GRANITE STEPS							
BRICK PORCH & STEPS							
METAL RAILING			•			•	SCRAPE RUST / REPAINT AS NEEDED
WOOD RAILING							
COLUMNS							
ROOF BALUSTRADE							
FIRE ESCAPES							
METAL							
CHIMNEYS							
MASONRY	5.7				•		CHECK MORTAR; CLEAN / REPOINT
METAL							

MAINTENANCE AND REPAIR NOTES

1. **DOWNSPOUT DRAINAGE**
 - a. Provide long concrete splash blocks or drywell system.
 - b. Refer to article on "Gutters and Downspouts".
2. **GRADE DRAINAGE**
 - a. Lower planting beds.
 - b. Regrade to slope away from foundation.
3. **LANDSCAPING**
 - a. Develop comprehensive historic landscape plan.
 - b. Remove overgrown shrubbery and replace.
 - c. Gradually prune other shrubs to smaller forms.
4. **IVY**
 - a. Remove ivy from building and kill root system.
 - b. Evaluate mortar condition and repoint if necessary.
5. **PARKING AREAS**
 - a. Provide pinned concrete parking bumpers at least 3 feet from building.
6. **MOSS AND LICHEN GROWTH ON PARAPET**
 - a. Apply herbicide.
 - b. Clean residues with water and non-ferrous bristle brushes.
 - c. Inspect mortar joints; repoint if necessary.
 - d. Clean brick masonry, referring to article on "Brick Masonry Walls".
7. **STAINED WALLS**
 - a. Clean walls; refer to article on "Brick Masonry Walls".
 - b. Inspect mortar for soundness and repoint if necessary.
8. **BIRD NEST IN EAVES**
 - a. Break out and wash with water.
9. **ATTIC VENTILATION**
 - a. Inspect attic space to evaluate ventilation system.
 - b. Install additional vents providing cross-flow system.
 - c. New ventilation should not be easily visible.
10. **WHITE DOWNSPOUTS AND GUTTERS**
 - a. Paint downspouts dark brown color with enamel paint.
11. **WEATHERED DORMER TRIM**
 - a. Scrape, sand, and fill.
 - b. Refer to article on "Paint".

12. MAIN ENTRY DOORS

- a. Replace with panel doors type 64.

13. DOOR PAINT BUILDUP

- a. Remove all thick or peeling paint.
- b. Scrape, sand, fill, prime, and repaint.
- c. Refer to article on "Paint".

14. BLOCKED WINDOW TRANSOMS

- a. Replace blocked units with design that matches original.
- b. Provide rear blocking if still absolutely necessary.

15. WEATHERED SASH PAINT

- a. Scrape, fill, and sand.
- b. Replace window putty where loose or missing.
- c. Refer to articles on "Wood Windows" and "Paint".

16. PAINT OVERSPRAY

- a. Remove overspray with razor blade.

17. PAINTED-OUT WINDOWS

- a. Strip paint from window panes.
- b. Provide screening on interior if still necessary.

18. INTERIOR BLOCKING ON WINDOW

- a. Evaluate interior design of unit; remove blocking.

19. POOR WINDOW PUTTY JOBS

- a. Chip out bad putty and scrape surface clean.
- b. Check for adequate glazing points.
- c. Brush wood with linseed oil.
- d. Refer to article on "Wood Windows".

20. SPALLING CONCRETE ON STEPS

- a. Clean concrete and metal.
- b. Reanchor railing as needed and patch concrete.
- c. Refer to articles on "Concrete" and "Wrought Iron Railings".

21. OBSOLETE SERVICE ENTRY

- a. Remove; patch and caulk hole.

22. SURFACE-MOUNT LIGHTING

- a. Relocate security lighting to freestanding poles.
- b. Patch holes in brick.

23. ANTENNAS ON BUILDING

- a. Relocate antennas to attic or freestanding area.
- b. Small military communications antennas may be mounted to rear of building.
- c. Remove all TV antennas and mounting brackets.